HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2012

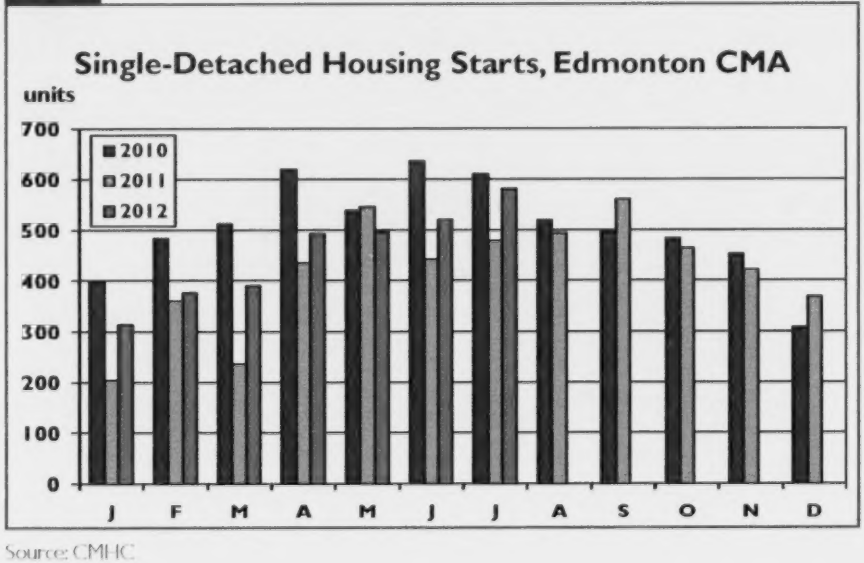
New Home Market

Edmonton housing starts increased in July

Total housing starts in the Edmonton Census Metropolitan Area (CMA) increased in July to 1,435 units, up 39 per cent from 1,034 starts in July 2011. From January to July 2012, housing starts totalled 6,903 units, up from the 5,085 units recorded in the first seven months of 2011. Housing starts in Edmonton continue to be supported by employment growth and net migration. A strengthening resale market also contributed to the higher level of housing starts in July.

Single-detached housing starts in the Edmonton CMA increased 22 per cent in July to 582 units, up from 479 units a year earlier. Within the City of Edmonton, 341 single-detached units

Figure 1



Source: CMHC

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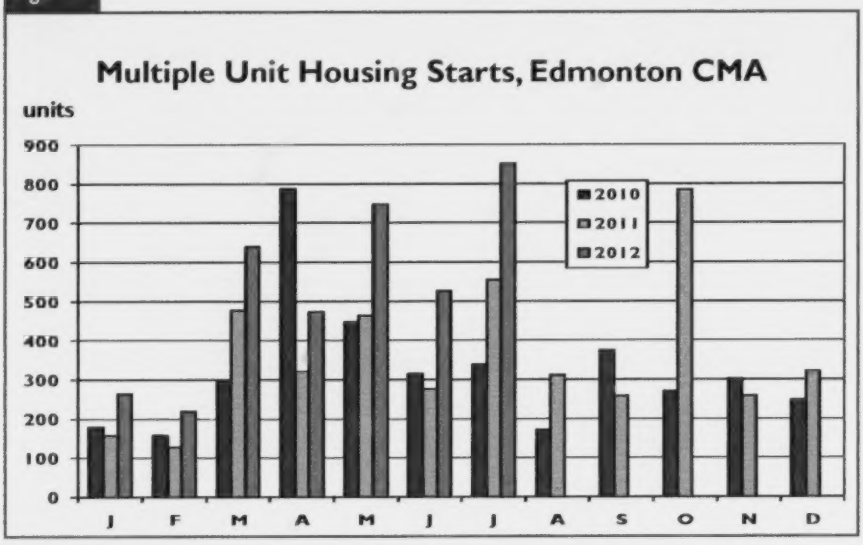
Figure 2



Source: CMHC

were started, representing an increase from the 289 units that started in July 2011. Year-to-date, 3,177 single-detached units began construction in the CMA, up 17 per cent from 2,705 units during the same period in 2011.

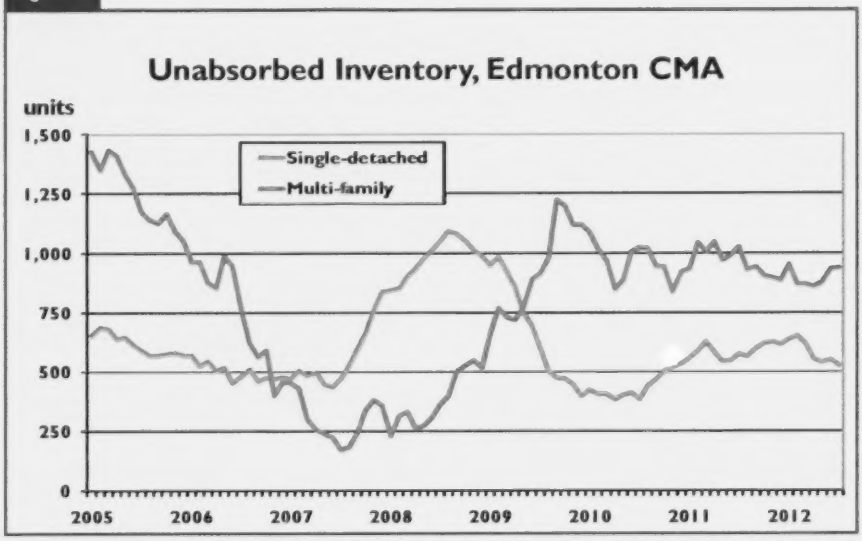
There were 424 single-detached units completed in July, up from 420 units a year earlier. With the exception of May and July, monthly completions had declined on a year-over-year basis during the past 12 months. Absorptions of single-detached units also rose in July, increasing 14 per cent year-over-year to 447 units. The rise in absorptions compared to completions had pushed down inventories on both a month-over-month and year-over-year basis. There were 524 units of single-detached homes in inventory in July 2012, down nine per cent from the same month in 2011.

The average price of absorbed single-detached units in July declined five per cent year-over-year to $528,152. The median price, on the other hand, showed little movement compared to last year's level and remained at $481,000. The narrowing gap between the average and median price is a result of fewer upper-end homes absorbed in July. Readers should note that absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated. By comparison, Statistics Canada's latest New House Price Index (NHPI) for Edmonton increased by 0.8 per cent in June 2012 relative to June 2011.

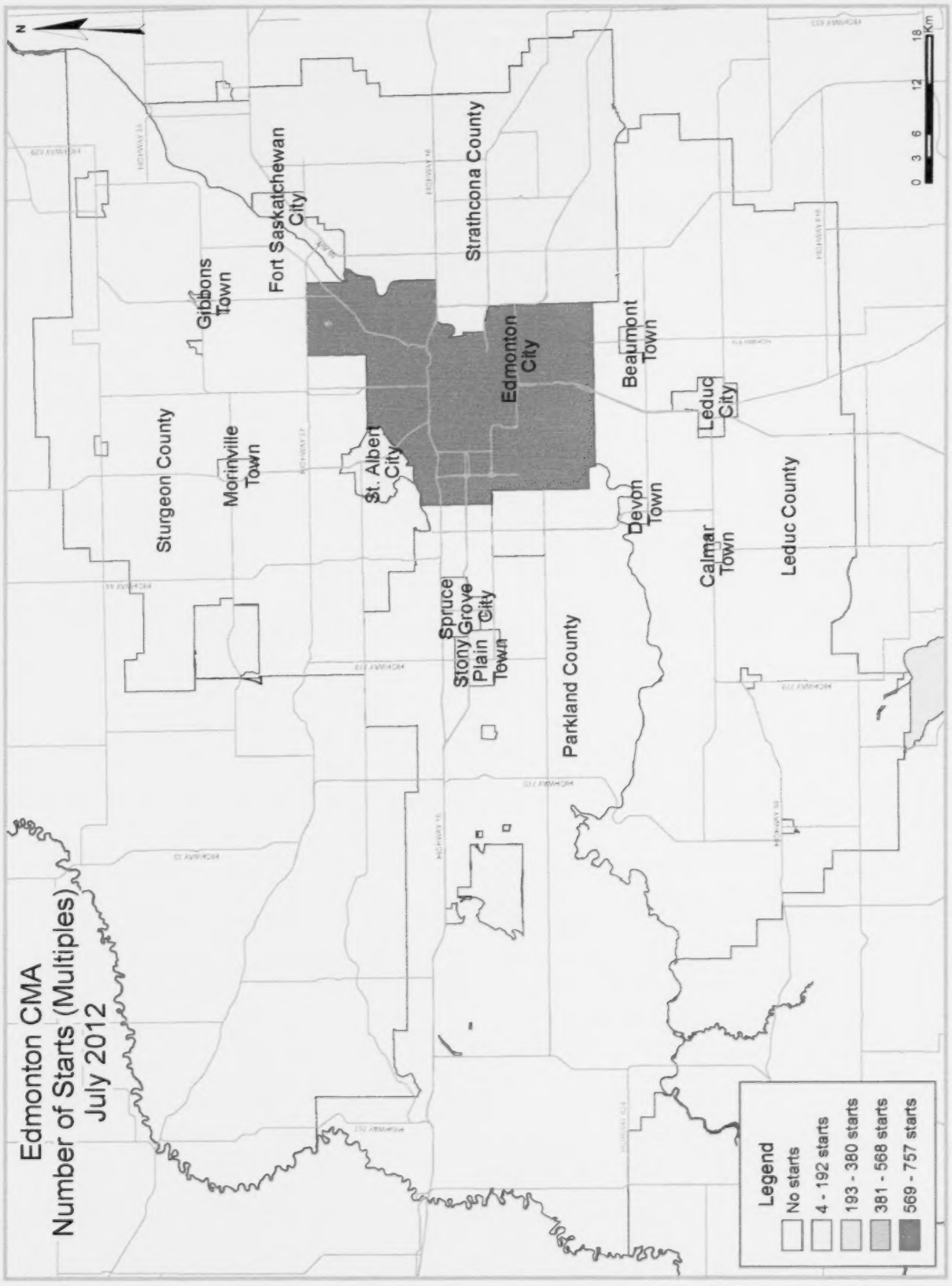
Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 853 units in July, compared to 555 units a year earlier. On a year-to-date basis, multi-family housing starts in the Edmonton CMA reached 3,726 units, compared to 2,380 units in the corresponding period in 2011. Row units reported the strongest year-over-year gain after seven months, though semi-detached and apartment starts also reported stronger performances.

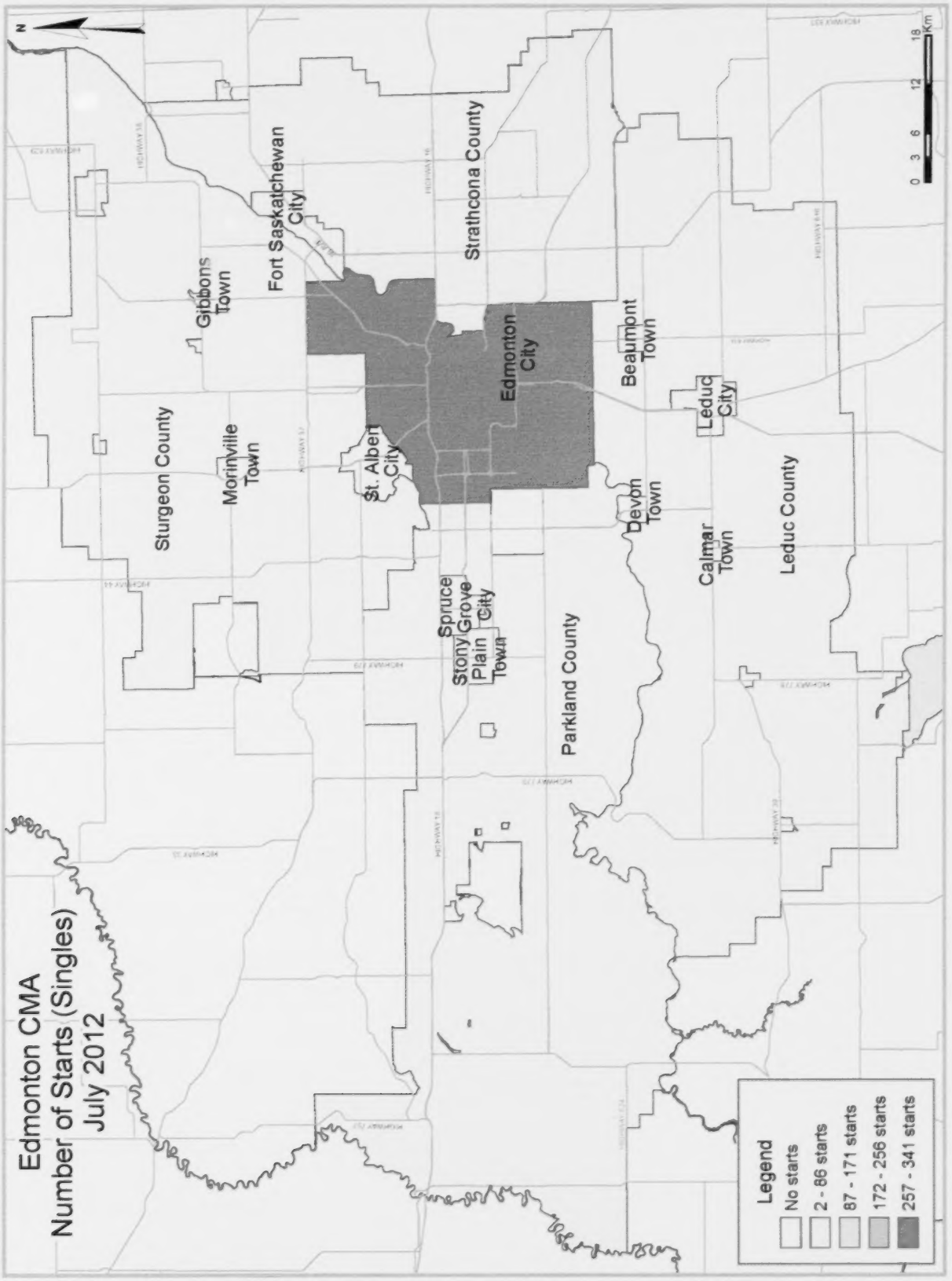
Completions of multi-family units totalled 491 in July, up 42 per cent from the same month in 2011. Absorptions were also higher at 418 units in July, compared to 302 units a year earlier. The number of multi-family units in inventory declined nine per cent year-over-year to 936 units. However, inventory levels may rise in the months ahead as the number of units under construction has increased 23 per cent from the previous year, reaching 6,826 units in July.

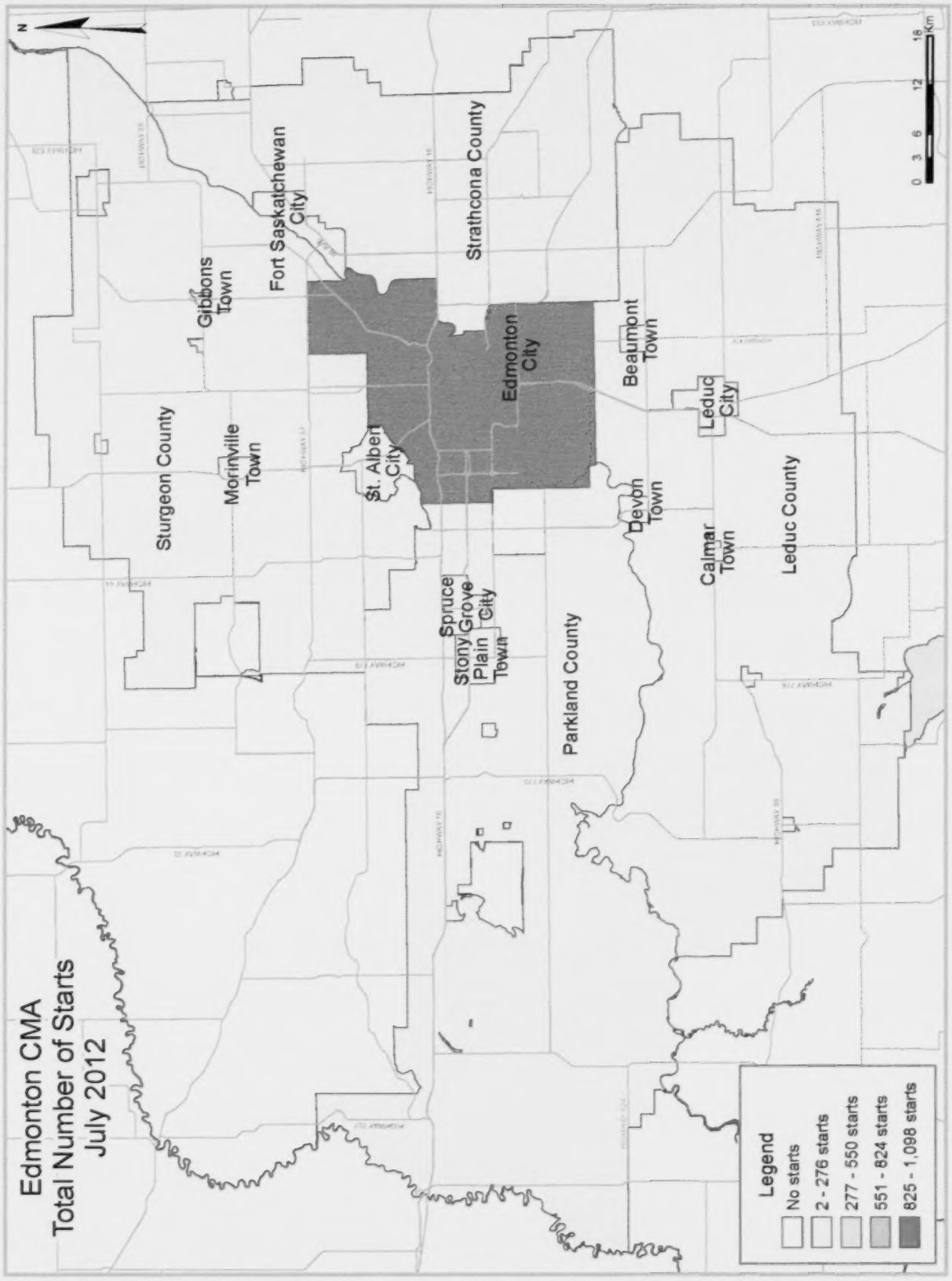
Figure 3

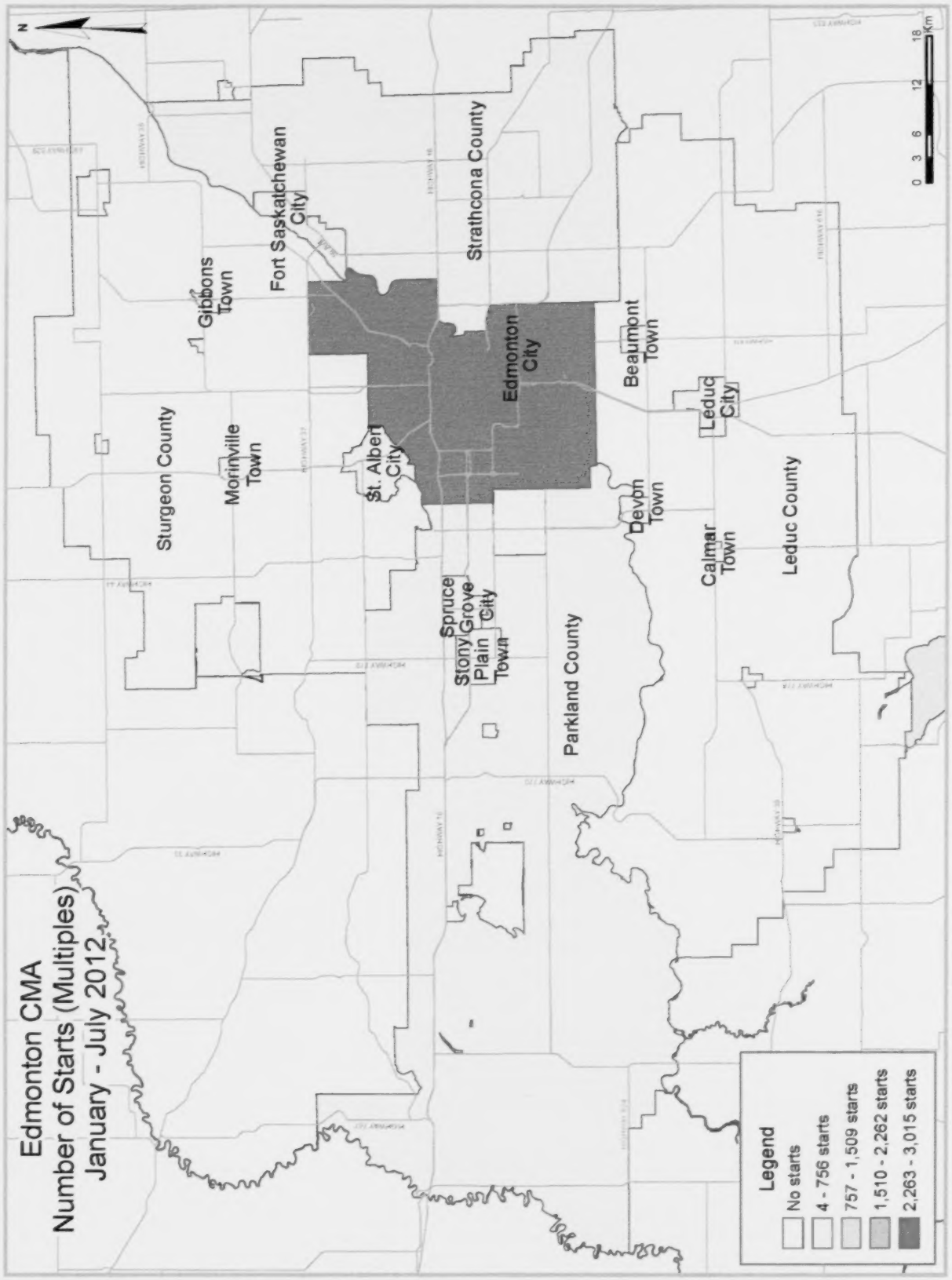


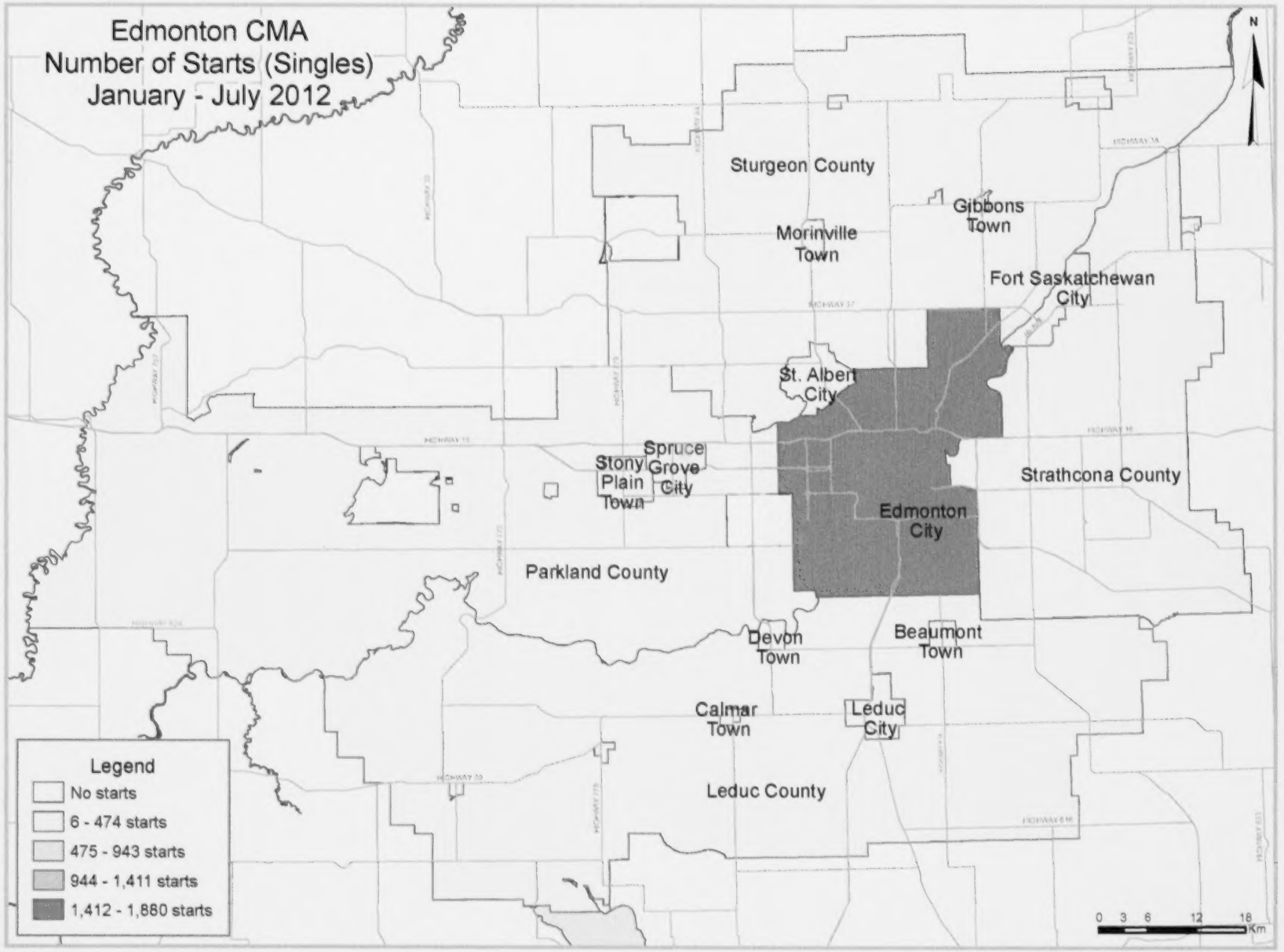
Source: CMHC

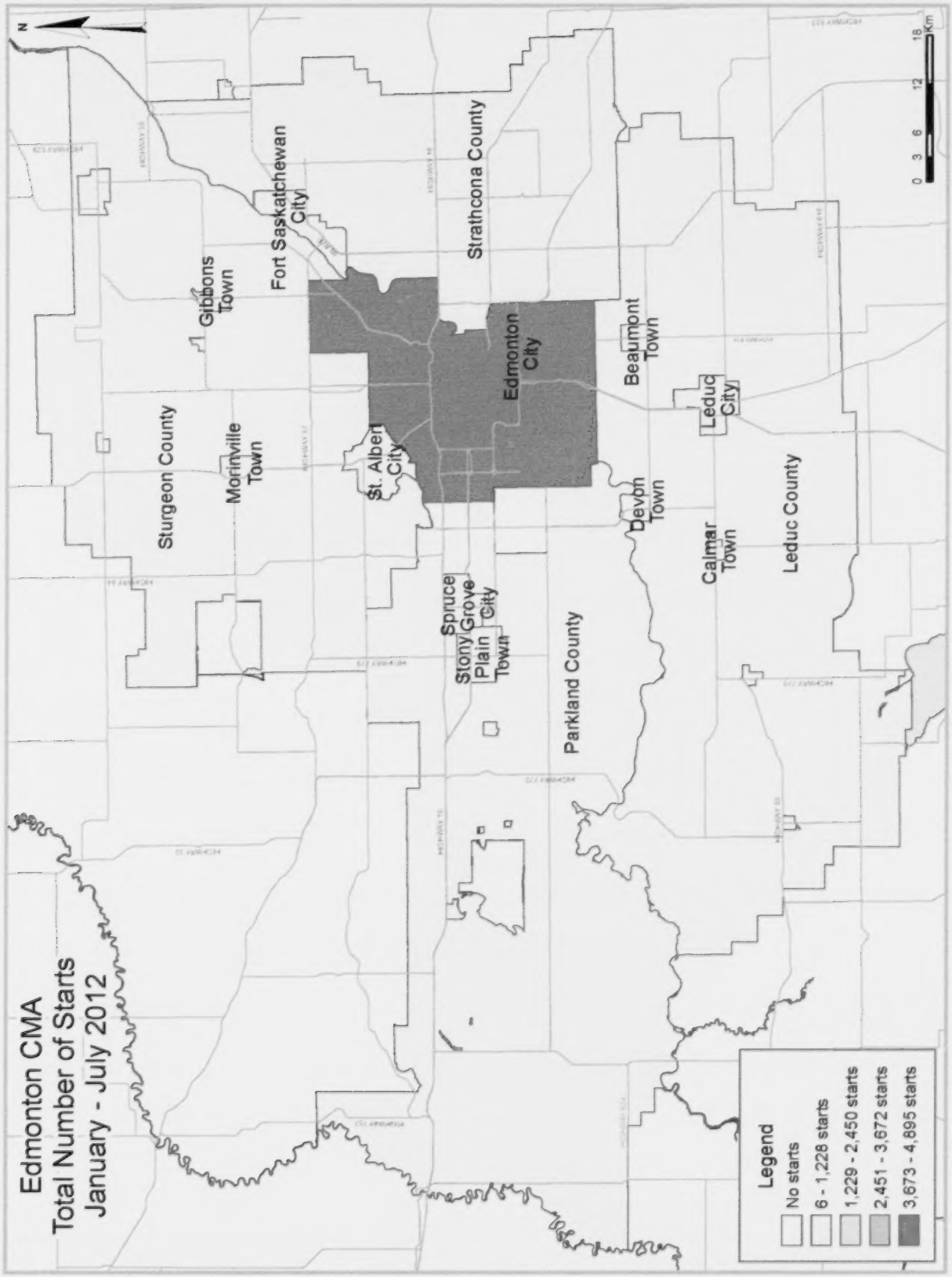

Edmonton CMA
Number of Starts (Multiples)
July 2012
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 192 starts
193 - 380 starts
381 - 568 starts
569 - 757 starts


Edmonton CMA
Number of Starts (Singles)
July 2012
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Calmar Town
Leduc County
Legend
No starts
2 - 86 starts
87 - 171 starts
172 - 256 starts
257 - 341 starts


Edmonton CMA
Total Number of Starts
July 2012
N
0 3 6 12 16 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 276 starts
277 - 550 starts
551 - 824 starts
825 - 1,098 starts


Edmonton CMA
Number of Starts (Multiples)
January - July 2012
N
0 3 6 12 18 Km
Legend
No starts
4 - 756 starts
757 - 1,509 starts
1,510 - 2,262 starts
2,263 - 3,015 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - July 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
6 - 474 starts
475 - 943 starts
944 - 1,411 starts
1,412 - 1,880 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - July 2012
N
0 3 6 12 18 Km
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
6 - 1,228 starts
1,229 - 2,450 starts
2,451 - 3,672 starts
3,673 - 4,895 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2012	582	242	23	0	153	161	0	274	1,435
July 2011	479	92	4	0	83	239	0	137	1,034
% Change	21.5	163.0	**	n/a	84.3	-32.6	n/a	100.0	38.8
Year-to-date 2012	3,174	1,104	127	3	636	593	12	1,254	6,903
Year-to-date 2011	2,694	652	58	11	348	718	0	604	5,085
% Change	17.8	69.3	119.0	-72.7	82.8	-17.4	n/a	107.6	35.8
UNDER CONSTRUCTION									
July 2012	3,622	1,210	160	5	1,007	2,740	33	1,685	10,462
July 2011	3,136	694	75	23	885	3,011	17	865	8,706
% Change	15.5	74.4	113.3	-78.3	13.8	-9.0	94.1	94.8	20.2
COMPLETIONS									
July 2012	424	88	10	0	116	115	0	162	915
July 2011	419	92	10	1	77	160	7	0	766
% Change	1.2	-4.3	0.0	-100.0	50.6	-28.1	-100.0	n/a	19.5
Year-to-date 2012	2,924	726	51	9	512	872	8	592	5,694
Year-to-date 2011	3,220	572	73	2	368	743	68	117	5,163
% Change	-9.2	26.9	-30.1	**	39.1	17.4	-88.2	**	10.3
COMPLETED & NOT ABSORBED									
July 2012	522	116	17	1	203	523	1	77	1,460
July 2011	571	92	8	2	167	732	1	24	1,597
% Change	-8.6	26.1	112.5	-50.0	21.6	-28.6	0.0	**	-8.6
ABSORBED									
July 2012	446	88	13	1	113	150	0	54	865
July 2011	392	71	12	0	64	135	0	20	694
% Change	13.8	23.9	8.3	n/a	76.6	11.1	n/a	170.0	24.6
Year-to-date 2012	3,013	725	52	8	460	903	2	352	5,515
Year-to-date 2011	3,177	560	78	1	362	629	3	89	4,899
% Change	-5.2	29.5	-33.3	**	27.1	43.6	-33.3	**	12.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2012	341	190	4	0	128	161	0	274	1,098
July 2011	289	58	0	0	59	239	0	0	645
Beaumont Town									
July 2012	27	0	4	0	0	0	0	0	31
July 2011	18	0	0	0	0	0	0	66	84
Devon Town									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	2	2	0	0	0	0	0	0	4
Fort Saskatchewan City									
July 2012	27	2	0	0	2	0	0	0	31
July 2011	21	4	0	0	0	0	0	71	96
Leduc City									
July 2012	19	26	0	0	6	0	0	0	51
July 2011	13	0	0	0	0	0	0	0	13
Leduc County									
July 2012	14	0	0	0	0	0	0	0	14
July 2011	10	0	0	0	0	0	0	0	10
Morinville Town									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	0	2	0	0	0	0	0	0	2
Parkland County									
July 2012	28	0	0	0	0	0	0	0	28
July 2011	17	2	0	0	0	0	0	0	19
Spruce Grove City									
July 2012	25	14	15	0	4	0	0	0	58
July 2011	18	18	4	0	14	0	0	0	54
St. Albert City									
July 2012	24	6	0	0	0	0	0	0	30
July 2011	28	0	0	0	0	0	0	0	28
Stony Plain Town									
July 2012	12	4	0	0	0	0	0	0	16
July 2011	11	0	0	0	0	0	0	0	11
Strathcona County									
July 2012	41	0	0	0	13	0	0	0	54
July 2011	25	6	0	0	6	0	0	0	37
Sturgeon County									
July 2012	18	0	0	0	0	0	0	0	18
July 2011	19	0	0	0	0	0	0	0	19
Remainder of the CMA									
July 2012	4	0	0	0	0	0	0	0	4
July 2011	8	0	0	0	4	0	0	0	12
Edmonton CMA									
July 2012	582	242	23	0	153	161	0	274	1,435
July 2011	479	92	4	0	83	239	0	137	1,034

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2012	2,096	926	86	5	796	2,386	17	1,296	7,608
July 2011	1,808	532	45	22	708	2,364	13	288	5,780
Beaumont Town									
July 2012	204	18	7	0	0	0	0	0	229
July 2011	172	14	0	0	0	0	0	66	252
Devon Town									
July 2012	4	0	0	0	5	0	0	0	9
July 2011	11	2	0	0	5	0	0	0	18
Fort Saskatchewan City									
July 2012	161	34	4	0	6	0	0	0	205
July 2011	131	26	0	0	4	0	0	223	384
Leduc City									
July 2012	219	94	0	0	30	160	4	0	507
July 2011	97	22	0	0	12	160	0	151	442
Leduc County									
July 2012	89	2	0	0	0	0	0	0	91
July 2011	91	0	0	0	0	0	0	0	91
Morinville Town									
July 2012	38	0	4	0	23	0	0	0	65
July 2011	42	4	4	0	34	0	0	0	84
Parkland County									
July 2012	124	6	0	0	0	0	0	0	130
July 2011	129	2	0	0	0	0	0	0	131
Spruce Grove City									
July 2012	118	60	59	0	12	0	0	202	451
July 2011	107	54	22	1	24	99	0	103	410
St. Albert City									
July 2012	147	28	0	0	0	0	0	118	293
July 2011	133	0	0	0	0	36	0	0	169
Stony Plain Town									
July 2012	49	10	0	0	36	0	0	0	95
July 2011	51	10	4	0	36	141	0	0	242
Strathcona County									
July 2012	242	32	0	0	99	194	0	69	636
July 2011	214	24	0	0	58	211	0	34	541
Sturgeon County									
July 2012	88	0	0	0	0	0	0	0	88
July 2011	106	0	0	0	0	0	0	0	106
Remainder of the CMA									
July 2012	43	0	0	0	0	0	12	0	55
July 2011	44	4	0	0	4	0	4	0	56
Edmonton CMA									
July 2012	3,622	1,210	160	5	1,007	2,740	33	1,685	10,462
July 2011	3,136	694	75	23	885	3,011	17	865	8,706

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2012	190	46	10	0	88	115	0	0	449
July 2011	222	58	7	0	42	95	7	0	431
Beaumont Town									
July 2012	33	2	0	0	0	0	0	66	101
July 2011	5	4	0	0	0	0	0	0	9
Devon Town									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
July 2012	21	4	0	0	4	0	0	0	29
July 2011	25	4	0	1	13	0	0	0	43
Leduc City									
July 2012	16	10	0	0	8	0	0	0	34
July 2011	19	0	0	0	0	0	0	0	19
Leduc County									
July 2012	10	0	0	0	0	0	0	0	10
July 2011	15	0	0	0	0	0	0	0	15
Morinville Town									
July 2012	5	0	0	0	0	0	0	0	5
July 2011	6	0	0	0	0	0	0	0	6
Parkland County									
July 2012	29	0	0	0	0	0	0	0	29
July 2011	21	0	0	0	0	0	0	0	21
Spruce Grove City									
July 2012	20	10	0	0	8	0	0	0	38
July 2011	12	24	3	0	0	0	0	0	39
St. Albert City									
July 2012	21	0	0	0	0	0	0	96	117
July 2011	20	0	0	0	0	65	0	0	85
Stony Plain Town									
July 2012	10	8	0	0	0	0	0	0	18
July 2011	8	0	0	0	0	0	0	0	8
Strathcona County									
July 2012	34	8	0	0	8	0	0	0	50
July 2011	40	2	0	0	22	0	0	0	64
Sturgeon County									
July 2012	26	0	0	0	0	0	0	0	26
July 2011	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
July 2012	7	0	0	0	0	0	0	0	7
July 2011	7	0	0	0	0	0	0	0	7
Edmonton CMA									
July 2012	424	88	10	0	116	115	0	162	915
July 2011	419	92	10	1	77	160	7	0	766

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2012	230	73	10	0	86	360	1	0	760
July 2011	254	50	5	0	81	540	1	0	931
Beaumont Town									
July 2012	24	2	0	0	2	0	0	0	28
July 2011	27	0	0	0	1	0	0	0	28
Devon Town									
July 2012	1	0	0	0	1	0	0	0	2
July 2011	2	0	0	0	5	0	0	0	7
Fort Saskatchewan City									
July 2012	41	5	0	1	14	38	0	0	99
July 2011	49	9	0	1	25	46	0	12	142
Leduc City									
July 2012	41	8	0	0	4	18	0	0	71
July 2011	41	9	0	0	8	20	0	0	78
Leduc County									
July 2012	1	0	0	0	0	0	0	0	1
July 2011	2	0	0	0	0	0	0	0	2
Morinville Town									
July 2012	15	0	2	0	27	0	0	0	44
July 2011	20	0	0	0	12	0	0	0	32
Parkland County									
July 2012	14	3	0	0	0	0	0	0	17
July 2011	21	2	0	0	0	0	0	0	23
Spruce Grove City									
July 2012	40	12	5	0	45	0	0	18	120
July 2011	28	16	2	0	0	74	0	0	120
St. Albert City									
July 2012	33	0	0	0	0	37	0	47	117
July 2011	31	0	0	0	1	46	0	0	78
Stony Plain Town									
July 2012	28	5	0	0	3	56	0	0	92
July 2011	24	0	0	0	20	0	0	0	44
Strathcona County									
July 2012	49	6	0	0	20	13	0	12	100
July 2011	67	4	1	1	14	0	0	12	99
Sturgeon County									
July 2012	0	0	0	0	0	0	0	0	0
July 2011	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
July 2012	5	2	0	0	1	1	0	0	9
July 2011	5	2	0	0	0	6	0	0	13
Edmonton CMA									
July 2012	522	116	17	1	203	523	1	77	1,460
July 2011	571	92	8	2	167	732	1	24	1,597

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2012	219	51	9	0	90	150	0	0	519
July 2011	204	40	7	0	40	93	0	0	384
Beaumont Town									
July 2012	28	2	0	0	0	0	0	0	30
July 2011	6	4	0	0	0	0	0	0	10
Devon Town									
July 2012	2	0	0	0	0	0	0	0	2
July 2011	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
July 2012	22	4	0	0	4	0	0	0	30
July 2011	22	6	0	0	7	2	0	20	57
Leduc City									
July 2012	21	8	0	0	5	0	0	3	37
July 2011	10	1	0	0	0	0	0	0	11
Leduc County									
July 2012	10	0	0	0	0	0	0	0	10
July 2011	13	0	0	0	0	0	0	0	13
Morinville Town									
July 2012	5	0	0	0	1	0	0	0	6
July 2011	7	0	0	0	3	0	0	0	10
Parkland County									
July 2012	30	0	0	0	0	0	0	0	30
July 2011	19	0	0	0	0	0	0	0	19
Spruce Grove City									
July 2012	17	14	4	1	4	0	0	2	42
July 2011	17	17	5	0	0	19	0	0	58
St. Albert City									
July 2012	19	0	0	0	0	0	0	49	68
July 2011	18	0	0	0	0	19	0	0	37
Stony Plain Town									
July 2012	7	4	0	0	0	0	0	0	11
July 2011	9	1	0	0	0	0	0	0	10
Strathcona County									
July 2012	35	5	0	0	8	0	0	0	48
July 2011	42	2	0	0	14	1	0	0	59
Sturgeon County									
July 2012	26	0	0	0	0	0	0	0	26
July 2011	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
July 2012	5	0	0	0	1	0	0	0	6
July 2011	6	0	0	0	0	1	0	0	7
Edmonton CMA									
July 2012	446	88	13	1	113	150	0	54	865
July 2011	392	71	12	0	64	135	0	20	694

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Edmonton City	341	289	206	60	116	57	435	239	1,098	645	70.2
Beaumont Town	27	18	0	0	4	0	0	66	31	84	-63.1
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	2	0	2	0	0	0	0	0	4	-100.0
Fort Saskatchewan City	27	21	4	4	0	0	0	71	31	96	-67.7
Gibbons Town	0	3	0	0	0	0	0	0	0	3	-100.0
Leduc City	19	13	26	0	6	0	0	0	51	13	**
Leduc County	14	10	0	0	0	0	0	0	14	10	40.0
Morinville Town	2	0	0	2	0	0	0	0	2	2	0.0
Parkland County	28	17	0	2	0	0	0	0	28	19	47.4
Spruce Grove City	25	18	14	28	19	8	0	0	58	54	7.4
St. Albert City	24	28	6	0	0	0	0	0	30	28	7.1
Stony Plain Town	12	11	4	0	0	0	0	0	16	11	45.5
Strathcona County	41	25	2	8	11	4	0	0	54	37	45.9
Sturgeon County	18	19	0	0	0	0	0	0	18	19	-5.3
Remainder of the CMA	2	5	0	0	0	4	0	0	2	9	-77.8
Edmonton CMA	582	479	262	106	156	73	435	376	1,435	1,034	38.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,880	1,698	880	522	521	281	1,614	800	4,895	3,301	48.3
Beaumont Town	124	119	18	14	7	0	0	66	149	199	-25.1
Calmar Town	9	0	0	0	8	0	0	0	17	0	n/a
Devon Town	0	10	0	2	0	0	0	0	0	12	-100.0
Fort Saskatchewan City	150	112	44	30	4	0	0	71	198	213	-7.0
Gibbons Town	6	12	0	0	0	0	0	0	6	12	-50.0
Leduc City	161	90	80	14	18	8	0	207	259	319	-18.8
Leduc County	45	51	0	0	0	0	0	0	45	51	-11.8
Morinville Town	36	39	2	4	4	0	0	0	42	43	-2.3
Parkland County	100	70	4	2	0	0	0	0	104	72	44.4
Spruce Grove City	138	96	68	92	78	16	0	103	284	307	-7.5
St. Albert City	130	109	20	0	0	0	118	0	268	109	145.9
Stony Plain Town	74	56	20	10	0	0	0	0	94	66	42.4
Strathcona County	232	152	54	34	49	25	115	75	450	286	57.3
Sturgeon County	73	70	0	0	0	0	0	0	73	70	4.3
Remainder of the CMA	19	21	0	0	0	4	0	0	19	25	-24.0
Edmonton CMA	3,177	2,705	1,190	724	689	334	1,847	1,322	6,903	5,085	35.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Edmonton City	116	57	0	0	161	239	274	0
Beaumont Town	4	0	0	0	0	0	0	66
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	19	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	11	4	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	156	73	0	0	161	239	274	137

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	517	281	4	0	547	563	1,067	237
Beaumont Town	7	0	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	18	8	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	78	16	0	0	0	0	0	103
St. Albert City	0	0	0	0	0	0	118	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	49	25	0	0	46	75	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	677	334	12	0	593	718	1,254	604

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Edmonton City	535	347	289	298	274	0	1,098	645
Beaumont Town	31	18	0	0	0	66	31	84
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	0	4	0	0	0	0	0	4
Fort Saskatchewan City	29	25	2	0	0	71	31	96
Gibbons Town	0	3	0	0	0	0	0	3
Leduc City	45	13	6	0	0	0	51	13
Leduc County	14	10	0	0	0	0	14	10
Morinville Town	2	2	0	0	0	0	2	2
Parkland County	28	19	0	0	0	0	28	19
Spruce Grove City	54	40	4	14	0	0	58	54
St. Albert City	30	28	0	0	0	0	30	28
Stony Plain Town	16	11	0	0	0	0	16	11
Strathcona County	41	31	13	6	0	0	54	37
Sturgeon County	18	19	0	0	0	0	18	19
Remainder of the CMA	2	5	0	4	0	0	2	9
Edmonton CMA	847	575	314	322	274	137	1,435	1,034

Table 2.5: Starts by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	2,753	2,222	1,071	842	1,071	237	4,895	3,301
Beaumont Town	149	133	0	0	0	66	149	199
Calmar Town	9	0	0	0	8	0	17	0
Devon Town	0	12	0	0	0	0	0	12
Fort Saskatchewan City	188	138	10	4	0	71	198	213
Gibbons Town	6	12	0	0	0	0	6	12
Leduc City	241	104	18	88	0	127	259	319
Leduc County	45	51	0	0	0	0	45	51
Morinville Town	38	43	4	0	0	0	42	43
Parkland County	104	72	0	0	0	0	104	72
Spruce Grove City	268	179	16	25	0	103	284	307
St. Albert City	150	109	0	0	118	0	268	109
Stony Plain Town	94	66	0	0	0	0	94	66
Strathcona County	268	172	113	114	69	0	450	286
Sturgeon County	73	70	0	0	0	0	73	70
Remainder of the CMA	19	21	0	4	0	0	19	25
Edmonton CMA	4,405	3,404	1,232	1,077	1,266	604	6,903	5,085

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	% Change
Edmonton City	190	222	52	82	92	32	115	95	449	431	4.2
Beaumont Town	33	5	2	4	0	0	66	0	101	9	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	3	0	0	0	0	0	0	2	3	-33.3
Fort Saskatchewan City	21	26	8	8	0	9	0	0	29	43	-32.6
Gibbons Town	2	6	0	0	0	0	0	0	2	6	-66.7
Leduc City	16	19	10	0	8	0	0	0	34	19	78.9
Leduc County	10	15	0	0	0	0	0	0	10	15	-33.3
Morinville Town	5	6	0	0	0	0	0	0	5	6	-16.7
Parkland County	29	21	0	0	0	0	0	0	29	21	38.1
Spruce Grove City	20	12	10	24	8	3	0	0	38	39	-2.6
St. Albert City	21	20	0	0	0	0	96	65	117	85	37.6
Stony Plain Town	10	8	8	0	0	0	0	0	18	8	125.0
Strathcona County	34	40	16	2	0	22	0	0	50	64	-21.9
Sturgeon County	26	16	0	0	0	0	0	0	26	16	62.5
Remainder of the CMA	5	1	0	0	0	0	0	0	5	1	**
Edmonton CMA	424	420	106	120	108	66	277	160	915	766	19.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	1,795	1,795	574	440	320	255	1,032	693	3,721	3,183	16.9
Beaumont Town	99	150	14	32	16	0	66	0	195	182	7.1
Calmar Town	2	5	0	0	0	0	0	0	2	5	-60.0
Devon Town	7	7	2	2	0	5	0	28	9	42	-78.6
Fort Saskatchewan City	120	133	56	40	0	24	71	71	247	268	-7.8
Gibbons Town	11	13	0	0	0	0	0	0	11	13	-15.4
Leduc City	82	205	46	30	12	6	127	0	267	241	10.8
Leduc County	48	58	0	0	0	0	0	0	48	58	-17.2
Morinville Town	39	52	4	0	32	27	0	3	75	82	-8.5
Parkland County	116	125	2	2	0	0	0	0	118	127	-7.1
Spruce Grove City	100	134	90	76	31	11	0	0	221	221	0.0
St. Albert City	115	89	0	4	0	0	96	65	211	158	33.5
Stony Plain Town	64	53	20	8	0	28	0	0	84	89	-5.6
Strathcona County	203	245	54	42	18	49	72	0	347	336	3.3
Sturgeon County	107	121	0	0	0	0	0	0	107	121	-11.6
Remainder of the CMA	25	37	2	0	4	0	0	0	31	37	-16.2
Edmonton CMA	2,933	3,222	864	676	433	405	1,464	860	5,694	5,163	10.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Edmonton City	92	25	0	7	115	95	0	0
Beaumont Town	0	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	9	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	8	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	3	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	65	96	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	22	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	108	59	0	7	115	160	162	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	316	202	4	53	834	678	198	15
Beaumont Town	16	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	24	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	12	6	0	0	0	0	127	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	32	24	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	31	11	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	65	96	0
Stony Plain Town	0	16	0	12	0	0	0	0
Strathcona County	18	49	0	0	38	0	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	429	337	4	68	872	743	592	117

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011	July 2012	July 2011
Edmonton City	246	287	203	137	0	7	449	431
Beaumont Town	35	9	0	0	66	0	101	9
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	3	0	0	0	0	2	3
Fort Saskatchewan City	25	29	4	14	0	0	29	43
Gibbons Town	2	6	0	0	0	0	2	6
Leduc City	26	19	8	0	0	0	34	19
Leduc County	10	15	0	0	0	0	10	15
Morinville Town	5	6	0	0	0	0	5	6
Parkland County	29	21	0	0	0	0	29	21
Spruce Grove City	30	39	8	0	0	0	38	39
St. Albert City	21	20	0	65	96	0	117	85
Stony Plain Town	18	8	0	0	0	0	18	8
Strathcona County	42	42	8	22	0	0	50	64
Sturgeon County	26	16	0	0	0	0	26	16
Remainder of the CMA	5	1	0	0	0	0	5	1
Edmonton CMA	522	521	231	238	162	7	915	766

Table 3.5: Completions by Submarket and by Intended Market
January - July 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	2,334	2,202	1,183	913	204	68	3,721	3,183
Beaumont Town	113	168	16	14	66	0	195	182
Calmar Town	2	5	0	0	0	0	2	5
Devon Town	9	9	0	5	0	28	9	42
Fort Saskatchewan City	169	179	7	18	71	71	247	268
Gibbons Town	11	13	0	0	0	0	11	13
Leduc City	128	233	12	8	127	0	267	241
Leduc County	48	58	0	0	0	0	48	58
Morinville Town	45	56	28	20	2	6	75	82
Parkland County	118	127	0	0	0	0	118	127
Spruce Grove City	158	217	63	4	0	0	221	221
St. Albert City	115	93	0	65	96	0	211	158
Stony Plain Town	84	61	0	16	0	12	84	89
Strathcona County	233	286	80	50	34	0	347	336
Sturgeon County	107	121	0	0	0	0	107	121
Remainder of the CMA	27	37	4	0	0	0	31	37
Edmonton CMA	3,701	3,865	1,393	1,113	600	185	5,694	5,163

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2012	13	6.1	67	31.5	54	25.4	38	17.8	41	19.2	213	494,900	559,473
July 2011	21	10.9	59	30.6	48	24.9	25	13.0	40	20.7	193	490,100	569,929
Year-to-date 2012	194	10.8	679	37.8	453	25.2	190	10.6	280	15.6	1,796	453,360	516,935
Year-to-date 2011	205	12.0	552	32.4	426	25.0	230	13.5	290	17.0	1,703	465,800	544,301
Beaumont Town													
July 2012	4	14.3	7	25.0	13	46.4	3	10.7	1	3.6	28	477,950	468,516
July 2011	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2012	4	3.7	50	46.3	34	31.5	17	15.7	3	2.8	108	450,300	473,296
Year-to-date 2011	29	21.5	67	49.6	26	19.3	7	5.2	6	4.4	135	400,638	418,160
Calmar Town													
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
July 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2011	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	2	28.6	1	14.3	7	--	--
Year-to-date 2011	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	--	--
Fort Saskatchewan City													
July 2012	0	0.0	17	81.0	2	9.5	1	4.8	1	4.8	21	420,000	439,229
July 2011	0	0.0	18	81.8	3	13.6	0	0.0	1	4.5	22	417,500	423,664
Year-to-date 2012	7	5.5	98	77.2	15	11.8	5	3.9	2	1.6	127	410,000	423,604
Year-to-date 2011	4	3.1	87	68.5	20	15.7	10	7.9	6	4.7	127	408,000	442,692
Gibbons Town													
July 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2011	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2012	5	41.7	7	58.3	0	0.0	0	0.0	0	0.0	12	364,900	360,125
Year-to-date 2011	6	46.2	4	30.8	3	23.1	0	0.0	0	0.0	13	360,000	389,577
Leduc City													
July 2012	3	14.3	10	47.6	5	23.8	2	9.5	1	4.8	21	443,038	447,631
July 2011	3	30.0	4	40.0	1	10.0	2	20.0	0	0.0	10	414,236	436,773
Year-to-date 2012	14	16.5	34	40.0	25	29.4	8	9.4	4	4.7	85	444,904	454,790
Year-to-date 2011	75	38.1	86	43.7	24	12.2	10	5.1	2	1.0	197	375,900	387,199
Leduc County													
July 2012	0	0.0	4	40.0	1	10.0	4	40.0	1	10.0	10	523,875	522,100
July 2011	2	15.4	3	23.1	4	30.8	2	15.4	2	15.4	13	513,900	470,238
Year-to-date 2012	8	16.7	17	35.4	10	20.8	6	12.5	7	14.6	48	440,700	470,163
Year-to-date 2011	11	19.0	13	22.4	14	24.1	13	22.4	7	12.1	58	502,200	485,758
Morinville Town													
July 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
July 2011	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2012	6	14.6	28	68.3	7	17.1	0	0.0	0	0.0	41	399,900	403,415
Year-to-date 2011	16	35.6	26	57.8	3	6.7	0	0.0	0	0.0	45	371,100	376,622

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2012	5	33.3	1	6.7	1	6.7	2	13.3	6	40.0	15	550,000	499,280
July 2011	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	--	--
Year-to-date 2012	10	18.5	3	5.6	5	9.3	8	14.8	28	51.9	54	653,125	629,527
Year-to-date 2011	2	4.8	6	14.3	7	16.7	5	11.9	22	52.4	42	710,000	697,799
Spruce Grove City													
July 2012	3	16.7	3	16.7	4	22.2	7	38.9	1	5.6	18	508,450	482,362
July 2011	0	0.0	6	42.9	3	21.4	5	35.7	0	0.0	14	464,945	483,951
Year-to-date 2012	12	12.2	35	35.7	27	27.6	20	20.4	4	4.1	98	456,356	471,256
Year-to-date 2011	13	10.7	71	58.7	22	18.2	13	10.7	2	1.7	121	421,609	434,160
St. Albert City													
July 2012	0	0.0	4	21.1	4	21.1	5	26.3	6	31.6	19	584,100	579,789
July 2011	0	0.0	3	17.6	4	23.5	6	35.3	4	23.5	17	571,300	605,759
Year-to-date 2012	0	0.0	20	17.7	45	39.8	24	21.2	24	21.2	113	534,900	564,834
Year-to-date 2011	1	1.1	23	25.3	28	30.8	22	24.2	17	18.7	91	520,500	565,514
Stony Plain Town													
July 2012	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
July 2011	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2012	7	13.0	28	51.9	14	25.9	1	1.9	4	7.4	54	416,163	440,633
Year-to-date 2011	12	25.5	27	57.4	7	14.9	0	0.0	1	2.1	47	399,000	375,683
Strathcona County													
July 2012	0	0.0	8	23.5	16	47.1	6	17.6	4	11.8	34	493,500	558,029
July 2011	0	0.0	9	23.1	12	30.8	8	20.5	10	25.6	39	538,000	707,077
Year-to-date 2012	4	1.9	46	21.9	74	35.2	40	19.0	46	21.9	210	514,000	590,364
Year-to-date 2011	0	0.0	71	29.1	83	34.0	44	18.0	46	18.9	244	500,000	584,086
Sturgeon County													
July 2012	10	38.5	4	15.4	1	3.8	4	15.4	7	26.9	26	440,000	515,577
July 2011	2	12.5	2	12.5	2	12.5	2	12.5	8	50.0	16	635,000	580,938
Year-to-date 2012	24	22.2	13	12.0	12	11.1	23	21.3	36	33.3	108	590,000	565,778
Year-to-date 2011	28	23.1	15	12.4	16	13.2	16	13.2	46	38.0	121	550,000	564,074
Remainder of the CMA													
July 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
July 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	7	53.8	2	15.4	0	0.0	1	7.7	3	23.1	13	345,500	448,492
Year-to-date 2011	11	44.0	8	32.0	3	12.0	1	4.0	2	8.0	25	403,000	409,968
Edmonton CMA													
July 2012	42	9.9	133	31.4	104	24.6	73	17.3	71	16.8	423	481,000	528,152
July 2011	35	9.8	122	34.1	84	23.5	50	14.0	67	18.7	358	481,000	554,195
Year-to-date 2012	305	10.6	1,062	36.9	723	25.1	345	12.0	442	15.4	2,877	458,280	513,972
Year-to-date 2011	416	14.0	1,061	35.6	684	23.0	371	12.5	447	15.0	2,979	451,000	517,577

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2012

Submarket	July 2012	July 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	559,473	569,929	-1.8	516,935	544,301	-5.0
Beaumont Town	468,516	--	n/a	473,296	418,160	13.2
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	439,229	423,664	3.7	423,604	442,692	-4.3
Gibbons Town	--	--	n/a	360,125	389,577	-7.6
Leduc City	447,631	436,773	2.5	454,790	387,199	17.5
Leduc County	522,100	470,238	11.0	470,163	485,758	-3.2
Morinville Town	--	--	n/a	403,415	376,622	7.1
Parkland County	499,280	--	n/a	629,527	697,799	-9.8
Spruce Grove City	482,362	483,951	-0.3	471,256	434,160	8.5
St. Albert City	579,789	605,759	-4.3	564,834	565,514	-0.1
Stony Plain Town	--	--	n/a	440,633	375,683	17.3
Strathcona County	558,029	707,077	-21.1	590,364	584,086	1.1
Sturgeon County	515,577	580,938	-11.3	565,778	564,074	0.3
Remainder of the CMA	--	--	n/a	448,492	409,968	9.4
Edmonton CMA	528,152	554,195	-4.7	513,972	517,577	-0.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,496	3,764	2,741	54.6	347,078	4.7	333,738
	June	1,913	0.6	1,564	3,220	2,644	59.2	340,391	3.6	332,194
	July	1,725	7.6	1,470	2,814	2,510	58.6	337,304	0.9	331,600
	August									
	September									
	October									
	November									
	December									
	Q2 2011	5,513	3.5		10,162			329,471	-2.7	
	Q2 2012	5,943	7.8		10,236			341,669	3.7	
	YTD 2011	10,653	0.6		21,053			326,847	-2.0	
	YTD 2012	11,451	7.5		21,361			336,952	3.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24		127.1	695	4.5	73.6	978
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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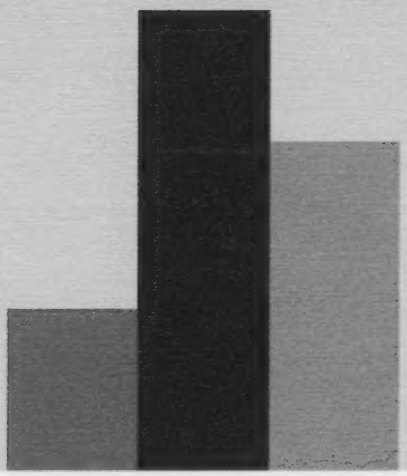

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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